

Station 1: Introducing the Angier-Driver Zoning Study

What is Zoning?

Zoning is the set of local rules that regulate land use and development. Zoning shapes many aspects of development in Durham, including:

- What land uses are permitted;
- The height of buildings;
- The massing/shaping of buildings;
- The siting of buildings on a property;
- Landscaping;
- Parking;
- Vehicular access; and
- Pedestrian/bicycle infrastructure, and more

The City’s zoning regulations can be found in the *Unified Development Ordinance*.

Why is this area being considered for a rezoning?

Current zoning rules, which have been in place for decades, pose significant challenges to:

- Property owners and small businesses who want to use and preserve the commercial building stock;
- Residents who want to expand or renovate their current homes; and
- Property owners who want to build on their vacant land.

How was the preliminary boundary chosen?

The preliminary study boundary (see left) is defined by the non-residential zoning districts in the vicinity of Angier Avenue and Driver Street, north of the railroad tracks. The boundary is described as preliminary because the scope of the study may expand or contract, depending on input received or further analysis.

What is the rezoning process?

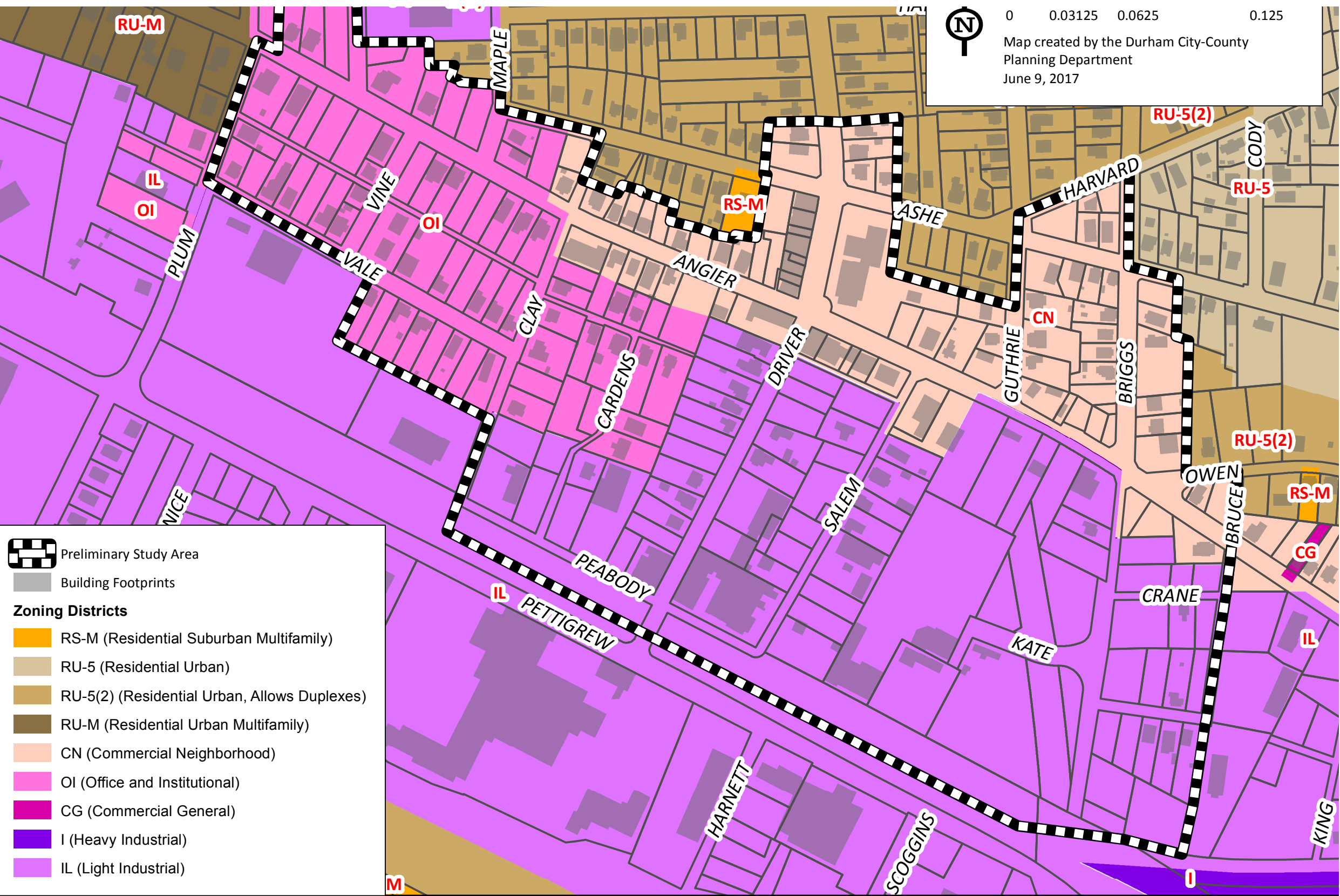
A rezoning is the public process resulting in a change in the zoning designation for a particular property.

While it is the City Council who ultimately decides the outcome of a rezoning request, there are multiple opportunities to provide input into the process. In the chart, highlighted in red are the best chances for public input.



What is my zoning?

Match the colors on the map to the colors in the legend to identify the zoning district.



What the Planning Department can and cannot do

Can	Cannot
<ul style="list-style-type: none">• Propose zoning regulations that fit community vision<ul style="list-style-type: none">✓ Types of uses✓ Parking standards✓ Visibility (windows, doors)• Form partnerships with groups who can advise and provide resources to local and minority owned businesses	<ul style="list-style-type: none">• Regulate specific businesses (Starbucks vs. local coffee shop)• Regulate <u>who</u> receives development approvals• Regulate hiring practices of businesses

Is this my only chance to provide input?

No! If it is determined to move forward, there will be many more opportunities for input including workshops, questionnaires, and public hearings.

The Planning Department anticipates at least two more public workshops that will act as “check-ins” with stakeholders.

- **Workshop 1** (June 29th, 2017): Why should we consider rezoning?
- **Workshop 2 (Tonight!)**: What are the zoning alternatives for the Angier-Driver business district?
- **Workshop 3** (January 2018): What are the zoning alternatives for the areas nearby the Angier-Driver business district?
- **Workshop 4** (TBD): What are the recommendations for moving forward?